



**OF ENVIRONMENTAL DETERMINATION
ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)
POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION**

PROJECT NAME: Unit Lot Subdivisions
PROJECT NUMBER: LUA16-000655, ECF
LOCATION: Citywide

Description: THE APPLICANT IS REQUESTING ENVIRONMENTAL (SEPA) REVIEW FOR NEW REGULATIONS/STANDARDS FOR “UNIT LOT SUBDIVISIONS,” WHICH WOULD ALLOW THE SUBDIVISION OF LAND UNDERLYING TOWNHOUSE UNITS IN THE R-10, R-14, AND RMF ZONES. THE PROCESS WOULD FOLLOW EXISTING SUBDIVISION PROCEDURES DETAILED IN RMC 4-7-070 AND 4-7-080 DEPENDING ON THE NUMBER OF “UNIT LOTS” PROPOSED. HOWEVER, THE PROPOSED CODE WOULD INTENTIONALLY ALLOW NON-CONFORMING LOTS TO BE CREATED. EACH UNIT LOT WOULD ONLY BE REQUIRED TO INCLUDE LAND UNDERLYING AN INDIVIDUAL TOWNHOUSE DWELLING UNIT AND ANY ASSOCIATED PRIVATE YARD. THEREFORE, LOT AREA, LOT DEPTH, LOT WIDTH, BUILDING AND IMPERVIOUS COVERAGE LIMITS, AND YARD SETBACKS OF RMC 4-2-110.A WOULD NOT BE APPLIED TO UNIT LOTS. HOWEVER, ALL STANDARDS OF RMC 4-2-110.A WOULD APPLY TO THE “PARENT SITE” (THE ORIGINAL LOT WITHIN WHICH UNIT LOTS ARE CREATED). VEHICLE ACCESS FOR UNIT LOT TOWNHOUSE DEVELOPMENT WOULD HAVE TO MEET STANDARDS FOR PUBLIC STREETS OR THOSE FOR A “UNIT LOT DRIVE,” WHICH WOULD REQUIRE 20 FEET OF PAVED ROADWAY, STANDARD CURB ON BOTH SIDES, AND AN EIGHT-FOOT WIDE LANDSCAPING STRIP AND FIVE-FOOT WIDE SIDEWALK ON ONE SIDE. OWNERSHIP (PUBLIC OR PRIVATE) OF UNIT LOT DRIVES WOULD BE DECIDED ON A CASE-BY-CASE BASIS UPON DETERMINATION OF THE PUBLIC WORKS ADMINISTRATOR OR DESGINEE.

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on September 16, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk’s Office, (425) 430-6510.

IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, A PUBLIC HEARING WILL BE SET AND ALL PARTIES NOTIFIED.

FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.